

**APPROVED MINUTES**  
**VILLAGE OF ANTIOCH**  
**PLANNING AND ZONING BOARD**  
**MUNICIPAL BUILDING: 874 MAIN STREET, ANTIOCH, ILLINOIS**  
**August 24, 2006**

**CALL TO ORDER**

The Antioch Planning and Zoning Board meeting was called to order by Chairman Burdick at 7:31 p.m. in the Municipal Building, 874 Main Street, Antioch, Illinois 60002.

**ROLL CALL**

Roll call indicated the following members were present: Ipsen, Cole, Kaiser, Karasek and Keller. Also present were Chairman Burdick, Attorney Magna, Attorney DeMartini, Administrator Haley and Deputy Clerk Folbrick.

**MINUTES**

The minutes from the July 13, and July 27, 2006 meetings will be placed on the next agenda for consideration and approval.

**ANNOUNCEMENTS AND CORRESPONDENCE**

Chairman Burdick introduced new member Ken Karasek and welcomed him to the Planning & Zoning Board.

**OLD BUSINESS**

No report.

**NEW BUSINESS**

***PZB06-10; Proposed Plat of Subdivision with B-3 Zoning; Clublands Commons; SE corner of Savage Road and Route 173; Antioch East End Development LLC (continued from July 27, 2006)***

Mr. Jim Griffin of Schain, Burney Ross & Citron provided an overview of the project. He explained that the proposal is a 10-lot subdivision for commercial use which is currently zoned B-3. The plan proposes a 25-foot minimum landscape setback from Route 173 and a sliding scale setback for buildings and parking. The proposal also includes a private street network within the subdivision. The roadways as well as other improvements that are common elements will be maintained by the property owners association, which are in the covenants and restrictions. Mr. Griffin referred to a memorandum dated August 18, 2006 from Director Silhan and addressed some issues stated in the memo. The first item stated that the developer has agreed to install all public and quasi public improvements as a part of the initial development. He stated that not all ten lots need to be developed at the same time, however all of the public improvements and shared improvements will be installed at the time the first lot is occupied. He explained that at the time the first initial final plat is presented, they will post the bond for all of the public improvements. Attorney Magna asked if this land was entitled to any divisions. Mr. Griffin explained that the land must be developed pursuant to the subdivision regulations. Attorney Magna said that before any development permits are issued, letters of credit for the plan as approved will be posted. Mr. Griffin explained that this commercial site, along with the school site to the south, are not part of the special tax that was imposed. The tax was limited to the residential development across the street. Mr. Griffin stated that the covenants and restrictions have been amended to specifically identify school district #34 as being the owner of the property to the south. A provision has also been added to state that all of the buildings constructed on the property must meet the building code of the Village.

Deputy Clerk Folbrick administered the oath to those who wished to offer testimony.

Mr. Glenn Christensen of Manhard Consulting reviewed the revisions to the plat and presented the amended preliminary plat to the Board. The changes to the plat include changing the access easement to 30 feet with a 10-foot landscaping and utility easement on either side. All of the access

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roads are of the same standard. The radius has changed from a 90 degree turn to a 200-foot center line radius, which was taken directly from the subdivision ordinance. Mr. Christensen indicated that they have added an access easement to lot 10 for the purpose of emergency access to the school property based on the request of the Board. They have also added a 30-foot landscape easement along the entire southern school property line. Mr. Christensen stated that they have included a series of requirements that are a part of the preliminary plat which include the setback easements. He stated that the staff was concerned because the corridor plan had called for a 150-foot setback for buildings. Mr. Christensen stated that they have offered a sliding scale. This scale shows that as the building nears the Route 173 setback the amount of landscaping increases. The minimum landscape standard in the plan is the same as the recommended landscaping in the corridor study, but they have increased the amount of landscaping as the building moved closer to Route 173. He said the opportunity to have that flexibility will benefit the streetscape and move parking to the rear of the buildings. He stated that they have also added the number of curb cuts per lot to the preliminary plat. Mr. Christensen showed how they have added sidewalks along Savage Road as well as internally. There is also a sidewalk/trail along Route 173. He explained that the sidewalks are along the same side as the sanitary sewer based upon the request of the engineering department.

Chairman Burdick asked if there was an access easement on the east side of the property. Mr. Christensen said that they did not include access on the east side.

Member Karasek asked if there would be any berm on the property line that is located between this property and the school property. Mr. Christensen replied that they have shown a 30-foot easement and currently have a water and sewer line that runs along the property line. He explained that because of the utilities it may be difficult to place a berm on that location, however there will be sufficient landscaping along that border. Member Karasek asked about the placement of signs along Route 173. Mr. Griffin stated that there has not been specific signage, but the Route 173 corridor study states recommendations regarding signs.

Mr. Don Carroll of 1677 Forestview Way, Antioch, IL 60002 asked about a maximum height limit for the buildings on this site. Attorney Magna stated that the zoning ordinance regulates building height. Director Silhan explained that the zoning ordinance in this case has been further modified by the annexation agreement to limit the building height to two stories.

Mr. Jerry Coleman of 884 Forestview Way, Antioch, IL 60002 asked if the far east access road would only have a left turn access or if it would be limited to a right turn only into the property. Mr. Christensen replied that after reviewing this entrance with IDOT, it will be a right-in/right-out entrance and will not be a full access entrance. Mr. Coleman expressed concern that without a curb at that entrance it would create a cut-through to the Clublands subdivision. Mr. Christensen assured Mr. Coleman that a cut-through would not offer any real time savings for the people living in that subdivision.

Member Ipsen asked if it is conclusive that the SSA does not apply to this development. Mr. Griffin stated that he confirmed the SSA with Taussig and Associates. Attorney Magna stated that he also confirmed that, and there is specific language in the SSA document that excludes commercial property.

Director Silhan suggested that the final plat should indicate a minimum 25-foot landscape buffer easement. He said that the phasing, the SSA, and the draft CCR language is acceptable. He explained that he sent a copy of his report to the IDNR and does not foresee any problem with this site. He cited some recommendations in the developer's traffic engineering study with regards to road improvements, and said that they can be revisited at the final plat stage. Director Silhan said that they are providing for a stormwater detention basin. He said that based on preliminary calculations it appears to comply with the Lake County watershed development ordinance. Director Silhan recommends that the preliminary plan be approved.

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Member Ipsen asked if the setback on Route 173 would allow for a highway expansion in the future. Director Silhan said that he believes there will be enough room for a highway expansion. He stated that the property is zoned for commercial, and with that zoning there are certain rights involved with this property. He explained that the Route 173 corridor study was approved after this property was zoned and annexed.

Mr. Christensen stated that as a part of the original subdivision, there was additional right-of-way which was deeded to IDOT for future road expansion. He explained that from the center line of the road to the edge of their property is 60 feet, as well as the other side of the road, for a total of 120 feet of right-of-way, which is considerable for any future road expansion.

Member Ipsen expressed concern about setting precedents with the setback. Director Silhan and Attorney Magna said that those issues are heard at zoning hearings. Since the property is already zoned for commercial use, they cannot change the setback requirements. Chairman Burdick summarized by stating that if this property was developed by the previous standards, it could be closer to the highway.

Mr. Carroll asked if the highway expansion would cut into the setback. Attorney Magna replied that it would not because the expansion is within the existing right-of-way lines.

Mr. Coleman asked if the Savage road entrance would be right-in/right-out. Mr. Christensen replied that they are hoping to make that a full intersection. Mr. Coleman asked what the distance would be from that road to Route 173. Mr. Christensen stated that it would be 309 feet from entrance one to Route 173.

### **Motion to approve PZB06-10; Clublands Commons**

Member Kaiser moved, seconded by Member Cole, to approve PZB 06-10; Proposed plat of subdivision within existing B-3 zoning; Clublands Commons; SE corner, Savage Road and Route 173; Antioch East End Development, LLC, based upon the record presented. Upon roll call, the vote was:

**YES: 5:** Ipsen, Cole, Kaiser, Karasek, Keller.

**NO: 0.**

**ABSENT: 1:** Vacant Position.

**THE MOTION CARRIED AND WILL BE RECOMMENDED TO THE VILLAGE BOARD.**

### **ADJOURNMENT**

There being no further discussion Member Ipsen moved, seconded by Member Keller, to adjourn the Planning and Zoning Board meeting at 8:08 p.m.

Respectfully Submitted,

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Lori K. Folbrick  
Deputy Clerk